

Staff Summary Report



City Council Meeting Date: 11/13/03

Agenda Item Number: 19

SUBJECT: This is the first public hearings for Friendship Village – Phase “B” and “C” for an Amended Preliminary and a Final PAD including a variance, located at 2645 East Southern Avenue.

DOCUMENT NAME: 20031113dsht02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the first public hearing for **FRIENDSHIP VILLAGE – PHASE “B” and “C”** (Friendship Village of Tempe, property owner) **#SPD-2003.84** for an Amended Preliminary Planned Area Development (PAD) consisting of a 475,879 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for an Auditorium (5,406 s.f.), a “nunkenkamp” assisted living facility (29,071 s.f.), and a village center (84 new independent apartments – 166,574 s.f.) on 11.7 net acres, located at 2645 East Southern Avenue, including the following:

Variances:

Waive the requirement of a landscape parking island at the Auditorium parking area for a period of two years.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval
Planning Commission – Approval (7-0)

ADDITIONAL INFO: The Friendship Village retirement community (originally called "Casa Madre") was approved in October 1974. In 1996, a zoning change from R1-4 to R-4 was granted by City Council, making the nursing care facility a conforming use in the R-4 District. On May 13, 2003, Planning Commission approved Phase “A” for a new wellness center. Phase “B” was approved by City Council on July 10, 2003. A minor change on Phase “B” plans were necessary, therefore, this request include those changes on Phase “B” (the auditorium) and the Final PAD for Phase “C”. Phase “C” includes the assisting living facility (nunkenkamp) and the Village Center (multi-family). Staff has received phone calls requesting information about this proposal but no concerns have been expressed. **On November 6, 2003, City Council introduced this request.**

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 - 3-4. Conditions of Approval
 - 5-6. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Letter of Authorization
 - D. Preliminary PAD
 - E. Final PAD
 - F. Landscape Plan, Phase "C"
 - G. Village Center, Parking Level Plan
 - H. Village Center, Floor Plans
 - I. Building Elevations

COMMENTS: The Friendship Village retirement community (originally called "Casa Madre") was approved in October 1974 on a site that was zoned R-4 and R-TH. R-TH was a multi-family residential zone and was intended for town houses. In 1995, the residential districts were revised. Among the changes, the R-TH District was eliminated and replaced by the R1-4, Single Family District. The nursing home at Friendship Village, in the R1-4 District, became a nonconforming use. In 1996, a zoning change from R1-4 to R-4 was granted by City Council, making the nursing care facility a conforming use in the R-4 District. In addition in 1996, a third amended PAD was approved to expand the existing nursing facility, with a variance for a courtyard separation.

Friendship Village offers two types of accommodations for the elderly—independent living in "casitas" or apartments, or a full-care nursing home for those who can't take care of themselves. The assisted living facility fills a gap between those two levels of care. It offers a place for those residents who are ambulatory and basically independent, but needing some help with daily tasks. A new high skill nursing facility is under construction at the southwest corner of Southern Avenue and Evergreen Road, across the street to the west of the main campus. The main campus now is under a major renovation divided in phases.

The proposed new buildings, building addition and the remodel of existing facilities will be consistent with the previously approved Planned Area Development (PAD). The new auditorium building (Phase "B"), the "nunnenkamp" assisted living facility, and the Village Center (Phase "B" and "C") within the master retirement community, should blend well as part of the overall master plan.

Neighborhood

Friendship Village occupies a site of more than fifty acres. On the south is Ehrhardt Park, which lies between Friendship Village and the Superstition Freeway. On the east is the Desert Samaritan Hospital, located across the Tempe Canal. To the north are medical offices, located across Southern Avenue. The other, bordering land use is the single-family neighborhood to the southwest across Evergreen Road. Staff has received phone calls requesting more information about the new plans but no opposition.

Parking/Circulation

The traffic generated from the new buildings should be minimal since the new plans improve the on-site circulation. Traffic generated from this community should continue traveling north along Evergreen Road and Southern Avenue.

Staff recommends approval subject to conditions.

Note: On November 6, 2003, City Council introduced this request.

RECOMMENDATION: Approval

**REASONS FOR
APPROVAL:**

1. The proposed new buildings, building addition and the remodel of existing facilities should enhance the Friendship Village community.
2. Since the variance request is only to accommodate the construction phases for two years, the variance should not be detrimental to adjacent property owners or the neighborhood in general.

**CONDITIONS
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2. a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- b. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with Ordinance No. 88.85.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the use permit shall be deemed null and void.
5. The Design Review staff or Board shall approve Phase "B" and "C", the Auditorium, the assisted living facility, and the Village Center.
6. The Preliminary and Final Planned Area Development (PAD) shall be recorded **on, or before, December 4, 2004** with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Planning Division staff shall review details of the document format prior to recordation.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.

HISTORY & FACTS:

<u>June 27, 1974</u>	The City Council denied the request for rezoning and a Planned Residential Development for the Casa Madre Retirement Community.
<u>October 7, 1974</u>	The City Council reconsidered and approved rezoning and a P.R.D. for the Casa Madre Retirement Community [now called Friendship Village].
<u>July 10, 1986</u>	The City Council approved the second amended P.A.D., a final P.A.D. for Phases II & III.
<u>February 21, 1995</u>	The Hearing Officer granted a variance to allow perimeter fences to be 8 ft. high.
<u>June 19, 1996</u>	The Design Review Board approved the requested building elevations, site plan, and landscape plan for this assisted living facility.
<u>August 29, 1996</u>	The City Council approved a zoning change from R1-4 to R-4 and an Amended Preliminary and a Final Planned Area Development for Friendship Village.
<u>January 8, 2002.</u>	Planning Commission approved an amendment to the Preliminary PAD of Friendship Village and a variance to increase the maximum allowed building height from 30 feet to 60 feet.
<u>February 7, 2002.</u>	City Council approved an Amended Preliminary PAD for Friendship Village totaling 684,182 s.f. of existing buildings including a new addition (including 508 garden homes/apartment units, and a health center facility with 166 beds), all on 51.2 net acres. The proposed new buildings and renovation of existing facilities total 211,885 s.f. (191,205 s.f. for a five-story village center and 20,680 s.f. for a two-story assisted living building addition) on 6.03 net acres, and building height variance from 35 feet to 60 feet. Since the PAD was not recorded, the approved variance expired.
<u>July 10, 2003.</u>	City Council approved an Amended Preliminary Planned Area Development (PAD) consisting of a 552,480 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for a wellness center (Phase "A") consisting of 4,360 s.f. on 0.82 net acres, including a variance to increase the maximum allowed building height from 35 feet to 60 feet in the R-4 Zoning District.
<u>July 17, 2003.</u>	City Council approved an Amended Preliminary Planned Area Development (PAD), a use permit and a Final PAD for a new 6,520 s.f. auditorium building (Phase "B") on 1.35 net acres, including a use permit to allow a 1,405 s.f. modular building to be used as temporary kitchen facilities and two outdoor walk-in coolers for a maximum of two years.
<u>October 28, 2003.</u>	Planning Commission approved an Amended Preliminary Planned Area Development (PAD) consisting of a 475,879 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for an Auditorium (5,406 s.f.), a "nunkenkamp" assisted living facility (29,071 s.f.), and a village center (84 new independent apartments – 166,574 s.f.) on 11.7 net acres.

DESCRIPTION:

Owner – Tempe Life Care Village, Inc.

Applicant – Mike Montgomery

Architect – OWP&P Architects

Engineer – Dibble & Associates

Preliminary PAD Friendship Village

Existing Zoning – R1-4, 30.4 acres; R-4, 20.8 acres

Total Site Area– 51.2 acres

Total Building Area – 475,879 s.f.

Maximum Allowed Lot Coverage – 40%

Provided Lot Coverage– 19.22%

Total Parking Provided – 741 spaces

Landscaping Provided – 30%

Final PAD, Auditorium, Phase “B” and “C”

Site Area – 11.7 net acres

Auditorium Building Area – 5,406 s.f. (one story)

Nunnenkamp (nursing home) - 29,071 s.f. (two stories)

Village Center (apartments) – 166,574 s.f. (five stories)

Parking Required – 120 spaces

Parking Provided – 222 spaces

85 spaces (below grade)

137 spaces (surface parking)

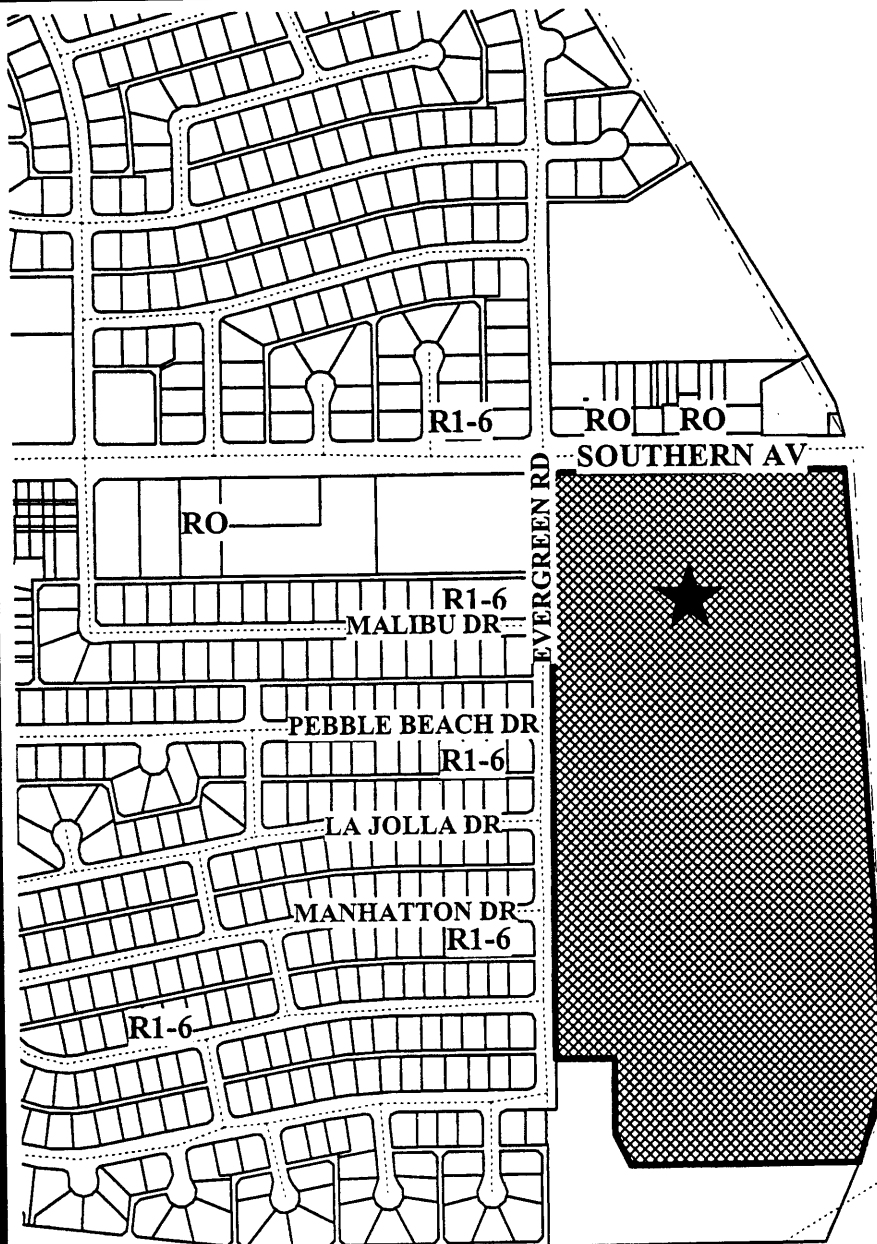
Bicycle Parking Required – 6 spaces

Bicycle Parking Provided – 6 spaces

Building Height – 60 feet (approved variance)

**FRIENDSHIP VILLAGE
PHASE "B" and "C"**

SPD-2003.84



City of Mesa

SITE
R-4/R1-4



Request

A



September 30, 2003

Friendship Village of Tempe

Re: Letter of Explanation / Intent – Phase Two

Project Goals

The Friendship Village retirement community has been an important part of the City of Tempe for over twenty years, providing a wide range of retirement and assisted living services. Occupying approximately 46 acres, the facility includes nursing services, assisted living apartments, independent living apartments, detached casita-style apartments, and a community center with administration/marketing, dining services and activity/meeting places.

Recent studies have shown that there is a large and increasing need for the services provided by Friendship Village, and to meet this need plans have been developed to expand and improve the existing facility.

Currently under construction just to the West of Evergreen and the main campus is the New Health Center. After this building is complete, the existing Health Center will be demolished. Additionally, the existing 'Village Center' which houses administration, dining, and other activity functions will be demolished to accommodate larger and a wider array of social functions and services. All construction will be coordinated with Phasing to ensure that essential services and activities for all residents will be maintained.

After construction, the campus will have a new Village Center, 84 new Independent Apartments, and a New Assisted Living building.

This phase of work will also consist of site work to redefine and improve traffic flow and security by adding a new guardhouse, entry drive, and a 'Main Street'. A range of exterior activity areas will also tie the new buildings with other existing buildings for a greater sense of community.

The overall quality of life and environment that will be created with the proposed construction will create a higher standard of service and quality for Friendship Village and all Senior Living facilities in the Valley.

Variance Request

As stated above, some phasing and temporary construction will need to occur to provide essential dining and auditorium functions to existing residents. In order to reduce upfront costs for temporary construction and to reduce the amount of transplanted and destroyed vegetation during final construction, we ask to receive a variance to waive the Parking Island Landscape requirements for the Auditorium building which will serve as resident dining for approximately 2 years. During the final stage of construction, a top priority of the design intent will be to upgrade landscaping as required and abide by all zoning and CPTED requirements.

B

3101 North Central Avenue
Suite 770
Phoenix, Arizona 85012-2665

602.294.6500 Telephone



August 12, 2002

To Whom It May Concern:

As owner of the above-referenced property, I hereby authorize OWP&P to act as our agent for the submittal of applications, fees, drawings, and other required information for the City of Tempe.

Sincerely,

A handwritten signature in dark ink, appearing to read "Darrell Jensen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Darrell Jensen
Executive Director

A large, handwritten capital letter "C" in dark ink, positioned centrally on the page.

A Life-Care Retirement Community
2645 East Southern Avenue Tempe, Arizona 85282
(480) 831-0280

5TH AMENDED PRELIMINARY P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NO.	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN ZONE AND USE DEPTH)
040654	270	F	7-19-2001	1	N/A

PROJECT DATA

SUBMITTED BY: **TEMPLE CARE VILLAGE, INC.**
PROJECT NAME: **5TH AMENDED PRELIMINARY P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY**
PROJECT ADDRESS: **1117 AC, R-4, R-4, 5406 SF, 23,071 SF, 166,574 SF**

ZONING: **R-4, R-4**
CRUISE SITE AREA: **5406 SF, 23,071 SF, 166,574 SF**

BUILDING AREA: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

BUILDING COVERAGE: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

PARKING: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

VARIANCES: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

STATEMENT OF OWNERS

WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PRELIMINARY P.A.D. IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

PHASE "B" & "C" PROJECT DATA

AREA (THIS PROJECT): **11.7 AC**
ZONING: **R-4, R-4**
BUILDING AREA: **5,406 SF, 23,071 SF, 166,574 SF**

BUILDING ELEVATIONS: **5406 SF, 23,071 SF, 166,574 SF**
BUILDING HEIGHT: **5406 SF, 23,071 SF, 166,574 SF**

PROPOSED USE: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

PARKING: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

VARIANCES: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

ACKNOWLEDGMENT: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

APPROVALS: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS DATE: **5406 SF, 23,071 SF, 166,574 SF**

SHEET INDEX

COVER SHEET
FRIENDSHIP VILLAGE MASTER PLAN
VILLAGE CENTER SITE PLAN

EXTREME MATERIALS, COLORS, AND BUILDING FORM TO BE CONSISTENT WITH EXISTING BUILDINGS.

BUILDING HEIGHT: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

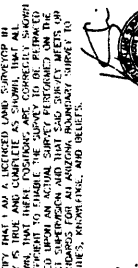
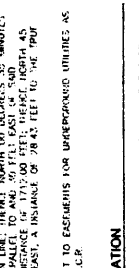
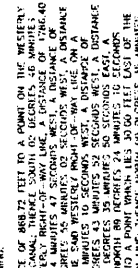
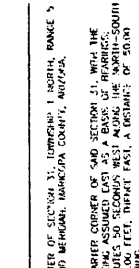
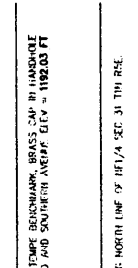
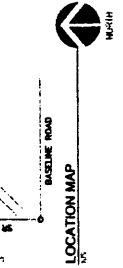
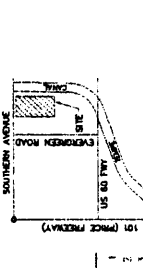
PROPOSED USE: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**

PARKING: **5406 SF, 23,071 SF, 166,574 SF**
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VARIANCES: **5406 SF, 23,071 SF, 166,574 SF**
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ACKNOWLEDGMENT: **5406 SF, 23,071 SF, 166,574 SF**
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APPROVALS: **5406 SF, 23,071 SF, 166,574 SF**
TOTAL FLOOR AREA: **5406 SF, 23,071 SF, 166,574 SF**



Temple Life Care Village, Inc.
2645 East Southern Avenue
Tempe, Arizona 85282
Phone: (480) 831-3244

FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY
5TH AMENDED PRELIMINARY P.A.D.

DIBBLE & ASSOCIATES
CONSULTING ENGINEERS
2833 E. Indian School Road
Phoenix, Arizona 85016
Phone: (602) 877-1166
Fax: (602) 877-0033

COVER SHEET
Project: **5TH AMENDED PRELIMINARY P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY**
Sheet: **1 of 3**

SEP 30 2003

[illegible]

FRIENDSHIP VILLAGE LRC
 5TH AMENDED PRELIMINARY P.A.D.



Friendship Village
Master Plan

As Noted

2 3

[illegible]

KENNEDY, J. SUMNER

DS03XXXX SPD - 2003 XX REC03XXX

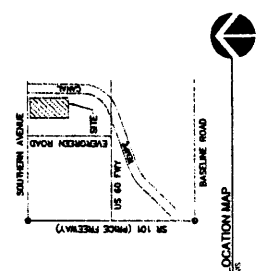


1 FRIENDSHIP MASTER PLAN

WILSON

SEP 30 2003

A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARKING INFORMATION	
SURFACE PARKING ELIMINATED	107
SURFACE PARKING ADDED	137
CLUB-SURFACE PARKING ADDED	85
SUBTOTAL PARKING ADDED	222
NET INCREASE/DECREASE PARKING SPACES	120

1 VILLAGE CENTER SITE PLAN

DS03XXXX SPD - 2003.XX REC03XXX

Village Center
Site Plan

Drawing Fee _____
 Date As Noted
 Amt 3.3

Owner:
Tempe Life Care Village, Inc.
2845 East Southern Avenue
Tempe, Arizona 85282
Contact: Tom Jacobson
Phone: (480) 831-3284

FRIENDSHIP VILLAGE LRC
5TH AMENDED PRELIMINARY P.A.D.

DIBBLE & ASSOCIATES
CONSULTING ENGINEERS
3003 E. Indian School Road
Suite 401
Phoenix, Arizona 85018
Tel. (602) 957-1156 • Fax (602) 957-3530

Owner:	POB	Ken	Date:	08/30/03
Drawn:	Ken	Ken	Date:	08/30/03

DS03XXXX SPD - 2003.XX

SEP 6 2002

**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**



3848 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282



ODonnell Workland
Pigazzi and Peterson, Inc.

OWPP Architects
3101 West Camel Avenue Suite 170
Phoenix, Arizona 85012

W. C. Group
11775 North 19th Avenue
Phoenix, Arizona 85021

Charles Taylor Scott, Inc.
11775 North 19th Avenue
Phoenix, Arizona 85021

Energy Systems Design
1627 7th Avenue
Phoenix, Arizona 85001

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1627 7th Avenue
Phoenix, Arizona 85001

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1627 7th Avenue
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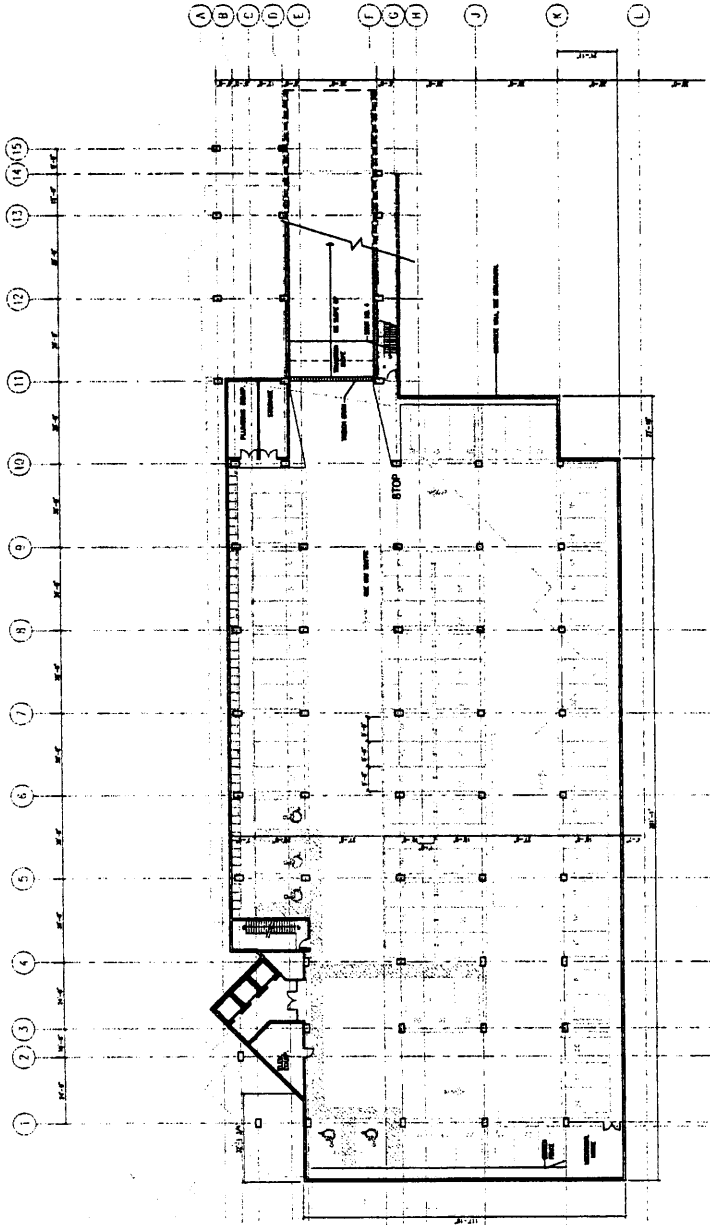
Energy Systems Design
1627 7th Avenue
Phoenix, Arizona 85001

Item	Description	Quantity
1	Asphalt	1000
2	Concrete	500
3	Gravel	200
4	Rebar	100
5	Formwork	50
6	Paint	20
7	Sealant	10
8	Drainage	5
9	Lighting	3
10	Signage	2
11	Furniture	1
12	Landscaping	1
13	Security	1
14	Accessibility	1
15	Other	1

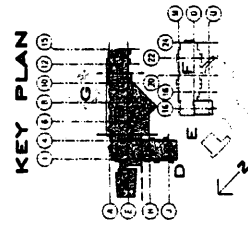


Village Center
PARKING LEVEL PLAN

3A1.0



PARKING LEVEL PLAN
1/16"=1'-0"



SEP 30 2003

G

FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER

3845 EAST SOUTHERN AVENUE
Tempe, Arizona 85282



OTD/Donald Woodland
Principal and Partner, Inc.
OWP/Architects
1000 N. Central Avenue, Suite 700
Phoenix, Arizona 85004
P: 602/995-1000
F: 602/995-1001
E: info@owp.com
L: owp.com
OWP/Engineers
1000 N. Central Avenue, Suite 700
Phoenix, Arizona 85004
P: 602/995-1000
F: 602/995-1001
E: info@owp.com
L: owp.com
OWP/Interior Design
1000 N. Central Avenue, Suite 700
Phoenix, Arizona 85004
P: 602/995-1000
F: 602/995-1001
E: info@owp.com
L: owp.com
OWP/Construction Management
1000 N. Central Avenue, Suite 700
Phoenix, Arizona 85004
P: 602/995-1000
F: 602/995-1001
E: info@owp.com
L: owp.com
OWP/General Contractor
1000 N. Central Avenue, Suite 700
Phoenix, Arizona 85004
P: 602/995-1000
F: 602/995-1001
E: info@owp.com
L: owp.com

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/20/03	WPP	WPP
2	REVISED PER PERMIT	08/20/03	WPP	WPP
3	REVISED PER PERMIT	08/20/03	WPP	WPP
4	REVISED PER PERMIT	08/20/03	WPP	WPP
5	REVISED PER PERMIT	08/20/03	WPP	WPP
6	REVISED PER PERMIT	08/20/03	WPP	WPP
7	REVISED PER PERMIT	08/20/03	WPP	WPP
8	REVISED PER PERMIT	08/20/03	WPP	WPP
9	REVISED PER PERMIT	08/20/03	WPP	WPP
10	REVISED PER PERMIT	08/20/03	WPP	WPP

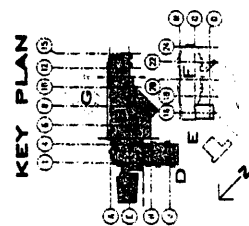
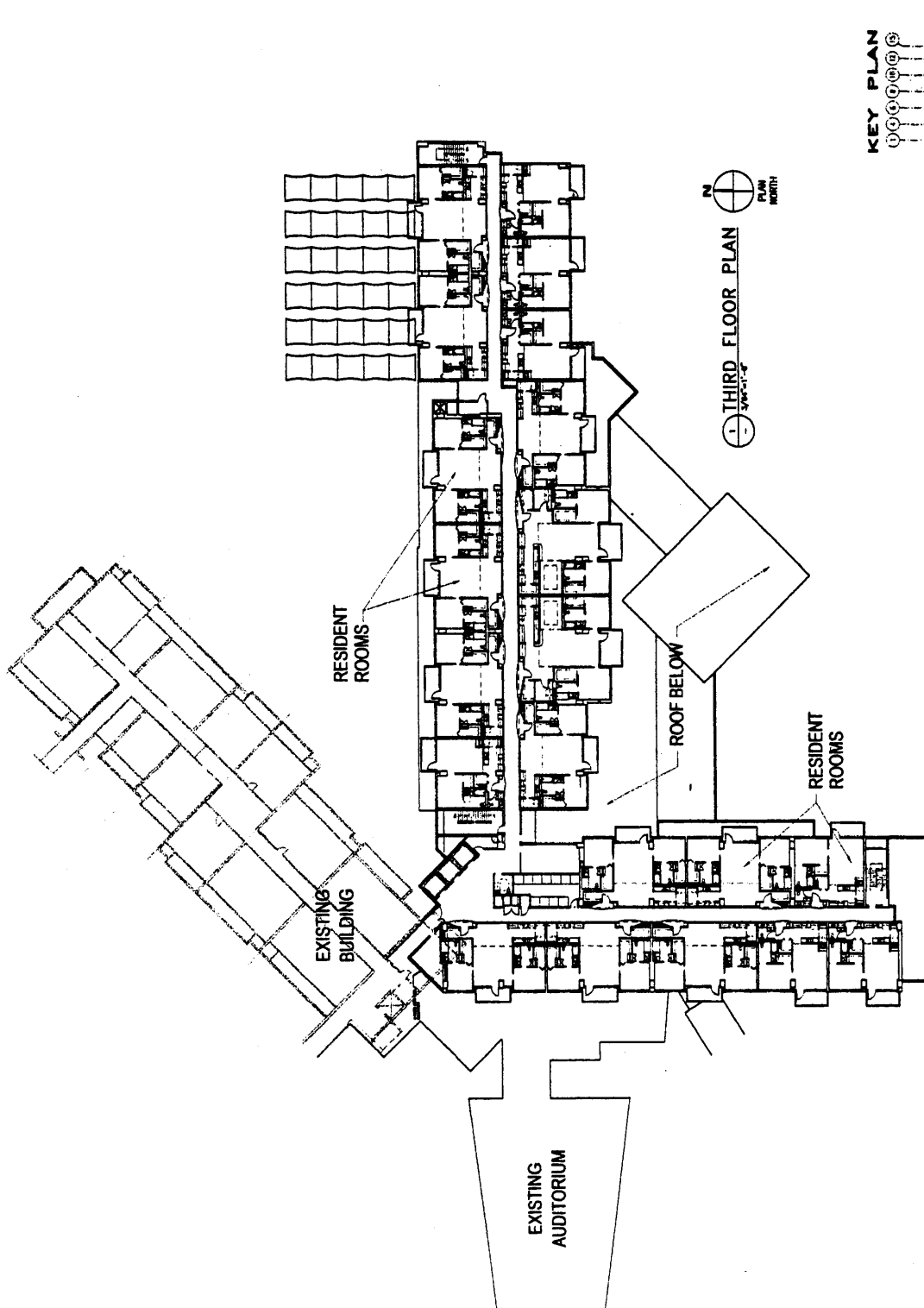


Project Name: Village Center
Site: 3845 East Southern Avenue
Scale: 1/8" = 1'-0"

Village Center
THIRD FLOOR PLAN

3A1.3

SEP 20 2003



H1



1645 EAST SOUTHERN AVENUE
Tucson, Arizona 85702



Donnell Wicklund
Vigazzi and Peterson, Inc.

OWASP Architecture

191 North Central Avenue Suite 170
Tucson, Arizona 85712

17 North Central Avenue
New York, New York 10017

Carroll Turley Scott, Inc.
Product Division

712 North 4th Street Suite 200
Tucson, Arizona 85704

Energy Systems Design
SEP / PP Engineer
1322 East Thomas Road Suite 103

Widley & Associates
Frank, Arizona 85119

and Engineer
1213 East Indian Nations Road Suite 400
North, Arizona 85018

Anthony Design Service
and Service Consultant
108 Wilson Blvd. Suite 200

John Marsh Kincaid

John V. Wood, President
129 West Montague Lane, Suite 400
Dallas, TX 75247

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Subject Number: 20010

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Village Center

CONCLUSION

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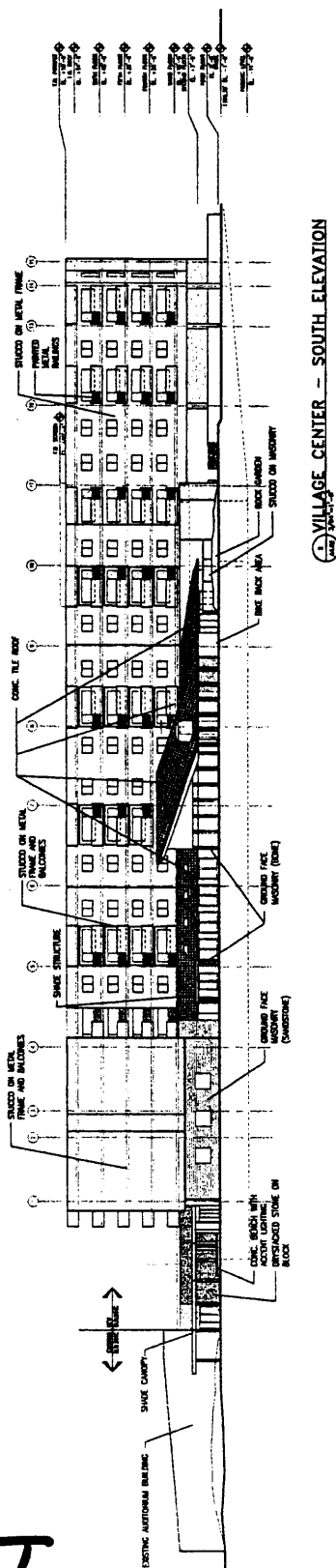
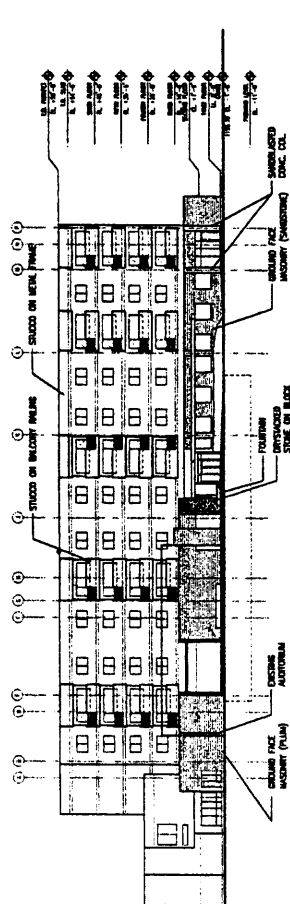
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2013

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SEP 2 2003



PROMPT PAYMENT NOTIFICATION



1945 EAST SOUTHERN AVENUE
TAMPA, FLORIDA 33606



**McDonnell Wicklund
Wicklund and Peterson, Inc.**

DWP/P Architects

101 North Central Expressway
Tucson, Arizona 85712

17 North Capitol Avenue

James Turtley Scott, Inc.

THE HALL-CLARK GROUP, INC.
Houston, Texas 77002

Energy Systems Design
 MEP / PE Engineer
 100 East Duane Road Suite 300

Whitty & Associates

533 East Indian National Road Suite 401
Beverly, Arizona 85714

Primary Design Service
and Service Consultant

John Marshall Kennedy
New York, Pennsylvania 1907

The Young Counselors
 120 West Washington Lane, Suite 100
 Chicago, IL 60607

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Village Center

CONCLUSIONS

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Phyllis

① VILLAGE CENTER - EAST ELEVATION

VILLAGE CENTER - NORTH ELEVATION

$$I_2$$

3A4.2

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 06-01-2003 BY 60322 UCBAW

**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**



JDennis Widdard
Agard and Peterson, Inc.
1981 North Central Avenue Suite 70
Phoenix, Arizona 85012

1 - Group
Industries Allied
 117 North Central Avenue
 Kansas, Kansas 66101

James Turkey Seed, Inc.
 Poultry Engineers
 7927 Maple 4th Street Suite 201
 Omaha, Nebraska 68132

Energy Systems Design
 2017
 1234 East Thomas Road Suite 100
 Phoenix, Arizona 85014

Public & Associates
Civil Engineer
4113 East Indian School Road Suite 201
Phoenix, Arizona 85018

Refinery Design Services
 Refinery Services Consultant
 1750 Wilshire Blvd Suite 1000

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Project Number

Date

Scale

DWG-14C

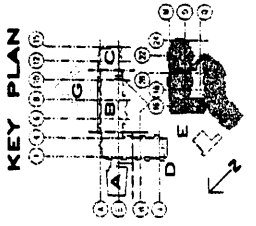
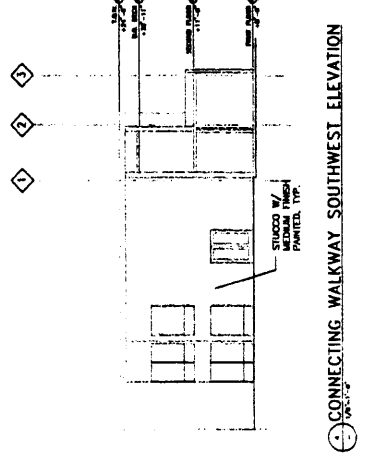
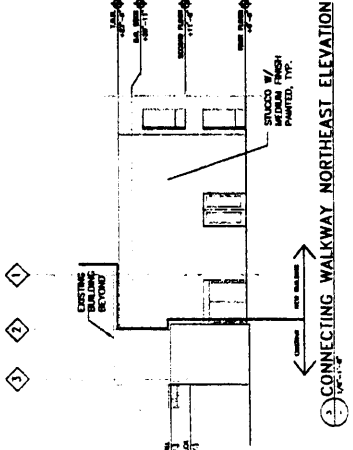
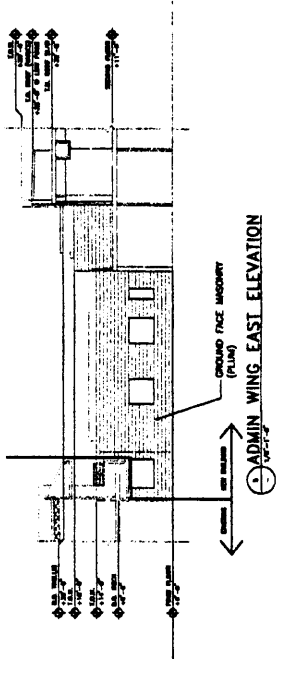
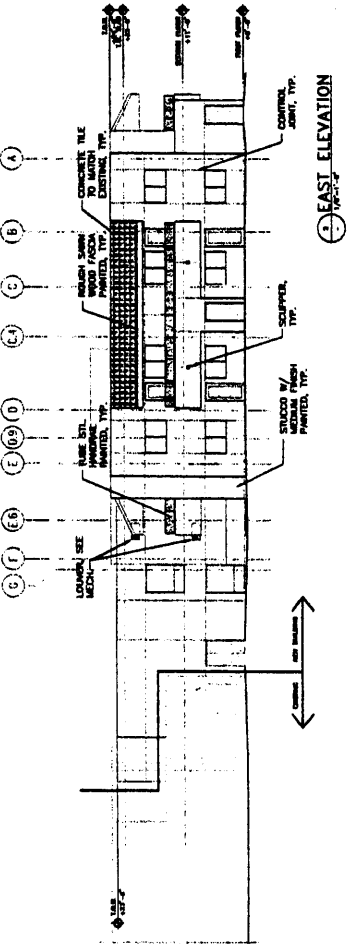
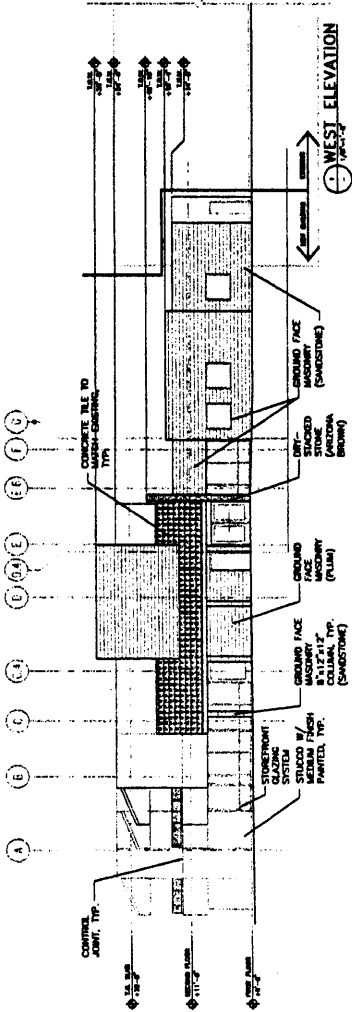
Sheet 1 - of 1

Junnenkamp Addition

BIRMINGHAM ELEVATIONS

4A4.1

SEP 11 2003


$$I_3$$

PROMPT PAYMENT NOTIFICATION

**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**

Friendship Vilex
146 EAST SOUTHERN AVENUE
Tempe, Arizona 85282



**Donnell Widdund
Gould and Peterson, Inc.**

NP/P Architects
Architects

111 North Central Expressway
Suite 100, Atlanta, GA 30308

George Ardis
1 North Capitol Avenue
North, Adams 82804

James Turley Scott, Inc.
Mechanical Engineers

17 March 4:45 Street 200
Bunk, Adams 1972

Energy Systems Design
P / P Engineer
12 East Thomson Road Suite 100

Public Accounting 2010

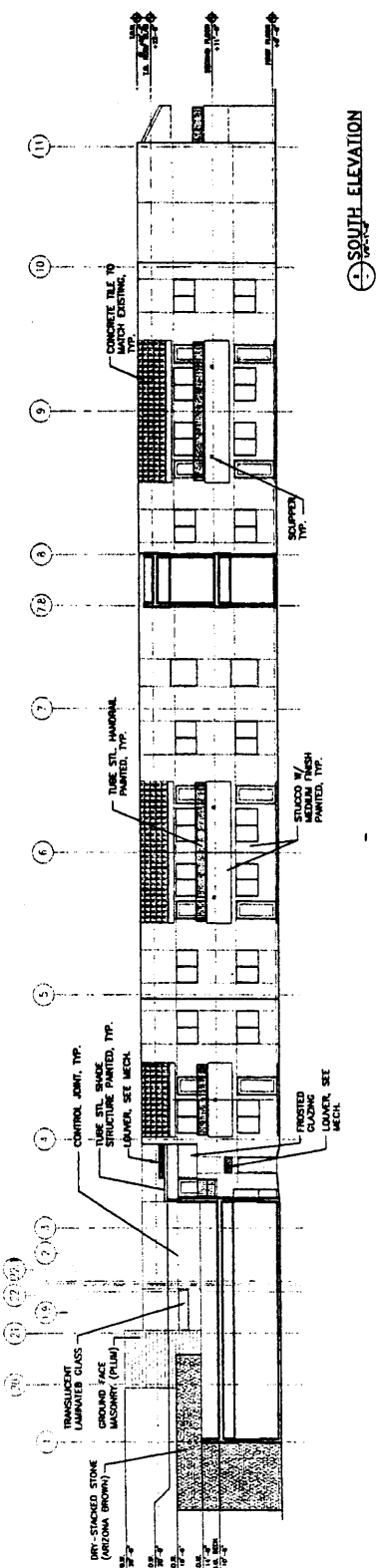
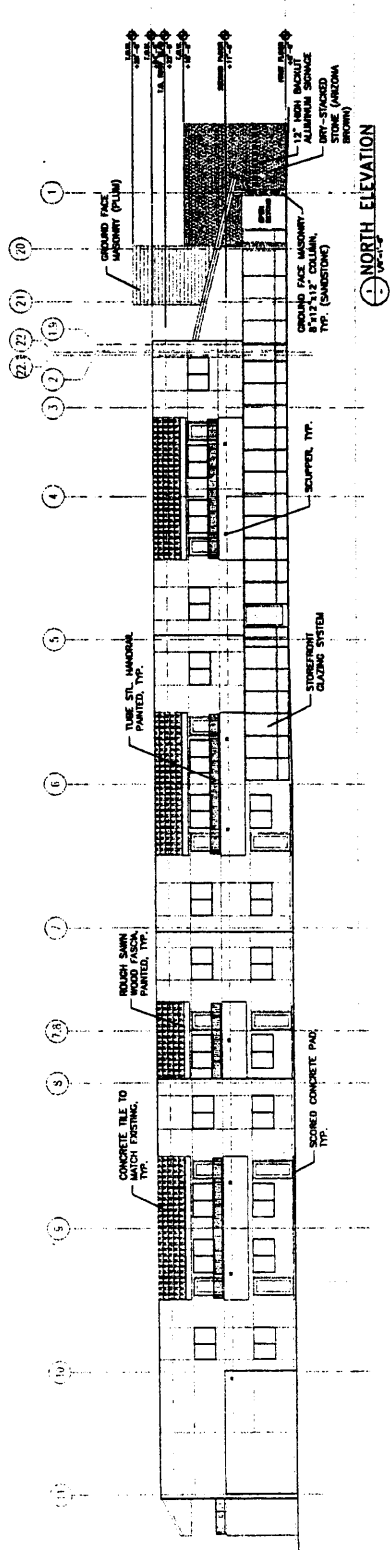
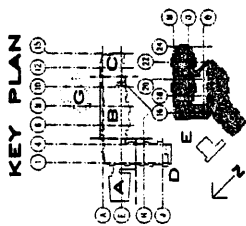
1101 East Indian School Road Suite 401
Tucson, Arizona 85710

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SEP 6 1966


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PROMPT PAYMENT NOTIFICATION